

CHICAGO PLAN COMMISSION

121 North LaSalle Street
City Council Chambers- City Hall
Chicago, Illinois 60602
September 17, 2009
2:30 P.M.
MINUTES

PRESENT

Linda Searl, Chair
David Weinstein
Smita Shah
John Nelson
Lyneir Richardson
Carole Brown
Patricia Scudiero
Gracia Shiffrin
Tom Powers

ABSENT

Chris Raguso
George Migala
Timothy Mitchell
Alderman Bernard Stone
Alderman Mary Ann Smith
Alderman Ray Suarez
Alderman Patrick O'Connor
Alderman Edward Burke
Nancy Pacher
Doris Holleb

- I The Chairman called the meeting to order at 2:48 PM and then undertook a roll call to establish the presence a quorum. The hearing commenced with six members present.
- II A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on September 17, 2009.
- III The Minutes of the August 20, 2009 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY
PLANNING REFERRAL ACT:

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH
11 WERE APPROVED BY A 6-0 OMNIBUS VOTE.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program. The land is commonly known 8016 South Escanaba Ave. and is located in the 7th Ward. (09-056-21)

Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 2529 West Logan Boulevard; 2526 North Western Avenue; and 2524 North Western Avenue and is located in the 35th Ward. (09-054-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 6331-6333 South Drexel Avenue and is located in the 20th Ward. (09-057-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 1209 East 79th Street and is located in the 08th Ward. (09-058-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5746 South Calumet Avenue and is located in the 20th Ward. (09-059-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 439 West Root Street and is located in the 11th Ward. (09-060-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 815 W. 54th Street and is located in the 20th Ward. (09-061-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 5257-59 South May Street and is located in the 16th Ward. (09-062-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 4854 South Racine Avenue and is located in the 20th Ward. (09-063-21)

Sealed Bid

10. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 9270 S. South Chicago Avenue and is located in the 10th Ward. (09-064-21)

Tax Increment Finance Redevelopment Plan

11. The proposed Wilson Yard TIF Redevelopment Project Area bounded by West Lawrence and West Leland Avenues on the north; Clarendon Avenue on the east; Montrose Avenue on the south and Racine and Magnolia Avenues on the west in the 46th Ward (09-055-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Business Planned Development Application submitted by Boyce - II, LLC for the property generally located at 501 - 521 North Clark Street, 54 - 74 West Illinois Street, and 55 - 75 West Grand Avenue. The applicant proposes to construct a 17-story building with approximately 621 hotel keys and ground floor retail space. (42nd Ward) **Motion to defer approved by 6-0 vote**
2. A proposed zoning map amendment in the Armitage Industrial Corridor and a proposed Institutional Planned Development submitted by Grace and Peace Fellowship for the property generally located at 1832-1864 North LeClaire Avenue. The Applicant proposes to construct an addition to the existing building in order to create a community center which will include a church, school, day care and other community uses. The subject property is currently zoned M2-2 and the Applicant is proposing to rezone the property to B3-2 prior to establishing the Institutional Planned Development. (37th Ward) **Map Amendment approved 9-0, Yeas – Commissioners Finney, Nelson, Richardson, Scudiero, Shah, Shiffrin, Brown, Powers and Searl. Institutional Planned Development approved 9-0. Yeas – Commissioners Finney, Nelson, Richardson, Scudiero, Shah, Shiffrin, Brown, Powers and Searl.**
3. A proposed Waterway-Industrial Planned Development Application submitted by WMS Gaming, Inc. for the property generally located 3401-3425 North California Avenue and 2704 West Roscoe Street. The applicant proposes to construct a four-story, approximately 120,000 square foot high technology office building along the bank of the Chicago River. The site is located in the Addison Industrial Corridor and is zoned M2-2 and will remain M2-2. (33rd Ward) **Approved 9-0 with Commissioner Nelson recusing himself. Yeas – Commissioners Finney, Richardson, Scudiero, Shah, Shiffrin, Weinstein, Brown, Powers, and Searl**
4. A proposed amendment to Residential Planned Development No. 961 generally located at 1012 - 1058 West 35th Street and 3457 - 3467 South Aberdeen Street. The applicant, 35th & Morgan Development Corp., proposes to amend the planned development to permit up to 60,000 square feet of commercial and business/retail uses in addition to the currently permitted 158 residential units and 158 off-street parking spaces. The applicant proposes to change the zoning of the site from Residential Planned Development No. 961 to B3-5 Community Shopping District prior to re-establishing the Residential-Business Planned Development, as amended. (11th Ward) **No decision, 4-4-2 Yeas – Commissioners**

Richardson, Scudiero, Shiffrin and Searl. Nos - Commissioners Finney, Weinstein, Brown and Powers. Commissioners Nelson and Shah abstained

5. A proposed amendment to Residential Business Planned Development No. 1075 submitted by CFRI/ New City LLC, for the property generally located at 1482-1560 North Clybourn Ave.; 1431-1539 North Halsted St.; 710 West Schiller St. The applicant proposes to redevelop the site for a mixed-use development of 552,000 square feet of commercial space and 280 residential units. (27th Ward)) **Approved 8-0 with Commissioner Searl recusing herself. Yeas – Commissioners Nelson, Richardson, Scudiero, Shiffrin, Weinstein, Brown, Powers and Shah.**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A Lake Michigan and Chicago Lakefront Protection Application No. 572 submitted by the Public Building Commission of Chicago for the property generally located at West Bryn Mawr Avenue and North Lake Shore Drive. The Applicant proposes to construct a new children's playground on a portion of Osterman Beach. (48th Ward) **Motion to defer approved by 6-0 vote**

Adjournment: